

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 28, 2022**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

The City Council Meeting was called to order at 7:03 pm by Mayor Keough and was held at 3515 Broad Street.

B. ROLL CALL:

Sanam Arab – Present
Paul Cousins – Present
Donna Fisher – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Mayor Shawn Keough – Present

Student Representatives:
Alex Gilbert – Absent
Eren Buyukbozkirli – Present

Also attending: Justin Breyer, City Manager and City Clerk; Dan Schlaff, Public Services Superintendent; Tim Stewart, Assistant Public Services Superintendent; Josh Tanghe, Assistant to the City Manager, Marie Sherry, Treasurer (attending remotely); Ashley Elliston-Cowher, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief; Patrick Droze, OHM Advisors; residents; and media

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – February 14, 2022

Motion Griffin; support Cousins to approve the minutes of the February 14, 2022 City Council Work Session and Regular City Council Meeting.

Ayes: Arab, Griffin, Hubbard, Michels, Cousins, Fisher, Keough
Nays: None
Motion carries

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF AGENDA

Motion Fisher; support Arab to approve the Agenda as presented.

Ayes: Fisher, Griffin, Cousins, Hubbard, Arab, Michels, Keough

Nays: None

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST

Council Member Michels – Consent agenda has an item to pay bills to employer, Carlisle-Wortman Associates, so he will not vote on the consent agenda.

G. PUBLIC HEARINGS:

None

H. NON-ARRANGED PARTICIPATION

None

I. COMMUNICATIONS:

1. Upcoming Meeting List: No updates.

J. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided his written report as per packet. Tim Stewart provided the following updates to the three-week report:

- A question was asked about a timeline for repairs of Dan Hoey Road, noting that it needs work. Mr. Stewart reported that Dan Hoey Road consistently needs repairs and has been scheduled for maintenance in the past and will be evaluated for a road project in the near future.
- A question was asked about obtaining contact information for a waste management employee who helped a Dexter resident who had fallen moving trash cans. The resident would like to write a thank you note. Mr. Breyer responded that he is in the process of locating the contact information and will provide it to the resident once obtained.
- A question was asked about obtaining an update about the fallen light pole in Dexter Crossing. Mr. Stewart reported that there are plans to address this, but there may be delays in fixing it due to the wait times for ordering a new light pole.
- A question was asked about the percentage of salt that has been used for snow melting so far this season. Mr. Schlaff reported that salt is still being ordered, but there is still plenty of salt available for the season.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet. Ms. Aniol provided the following updates:

- A question was asked to clarify the use of the DDA's 'restricted fund' of \$100,000 in their budget. Mayor Keough responded that it is to make future principal payments on the city's bonds at appropriate times throughout the year.
- Oxford Community has been trying to sell Dexter rfp
- Crossing and there is a company out of Ohio looking to purchase it. A meeting was held with the company recently to answer their questions regarding permit processing, property maintenance, assessing questions, among others. City is working with them and providing requested information.
- Sloan Kingsley property – Staff reached out to Scio Township and they confirmed there are new owners for this property. Working to schedule meeting with Township Planner and Supervisor. It appears that the new owners are looking to re-engage the Township.
- Planning Commission is continuing to review the Zoning Ordinance Update. Staff is committed to finishing the project by the end of the fiscal year. A question was posed to Council whether another collaborative meeting between the Planning Commission and City Council would be helpful before the end of the year and it was agreed the meeting would be helpful. It was suggested to hold the meeting during a regular Planning Commission meeting, on the third Monday of the month, or on a Saturday work session. It was mentioned that this may be a good meeting to promote to the public.

3. Board, Commission, & Other Reports- Washtenaw County Sheriff:

- A question was asked when the City Council might be able to meet with the new lieutenant to ask questions about enforcement. Mr. Breyer reported he met the new sergeant last week, and that there is still a fluctuation happening with staffing. Al Hunt is the acting lieutenant. Mr. Breyer will ask about the possibility of the lieutenant coming to a future Council meeting.

4. Subcommittee Reports

None

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:

- The City's new Associate Planner, Grace, will be starting part-time on Monday, March 7th. She will switch to full-time in April after finishing her Master's degree.

- During the Saturday work session, there were several topics that were not covered. A question was asked to Council if they would like another session to cover remaining topics. General consensus was that questions could be added into already standing meetings as needed.
- Council received a supplemental update to the Organizational Matters document. The updates included adding Mike Penn to the 3045 Broad Street committee and included an updated survey for Council to review. Council should review and provide feedback on community survey by next meeting. Mr. Breyer will send out draft online survey for council to review.
- A question was asked about the Art Selection Committee not being included on the document. Mr. Breyer responded that a conversation can take place on if it makes sense to include them. Mr. Breyer also commented that a conversation may also need to occur to consider the term lengths of the Art Selection Committee, which is currently one year.
- A preconstruction meeting took place with Axiom Construction, Partners in Architecture staff and DAFD. The building department application has been submitted, but they are a bit behind so it may take a while before it is approved. A question was asked to clarify if the contract has been signed. Mr. Breyer responded that it has not been signed and they are working with Scott Munzel to have draft contract reviewed. [\(3515 Broad St. Improvements\)](#)
- Mr. Breyer has shoulder surgery scheduled in one week. Expecting 48 hours out of commission and after that being able to respond to emails and calls. The rest of the city staff are scheduled to be in next week.
- Dexter High School Students have asked for the City's support to apply for a grant to clean up river that is due on Monday 3/7/22. A community partner is required for the grant. The City would have the fiduciary responsibility and the students would be responsible for executing the terms of the grant.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following updates:

- He will be having lunch with Mayor of Saline tomorrow in Dexter at Aubree's. Council is welcome to stop by and say hello.
- March 21st is the tentative date for the public interview of the Fire Chief candidate.
- Two properties along 3045 Broad Street area on the side of the street away from the park were demolished, costing about \$164,000. Cost was fronted by the City and paid back by the DDA. DDA would like to have property transferred into their name. Some language was proposed in the workshop packet for Saturday. In order to transfer the property, a city-wide vote would have to take place. A question was asked if the 3045 Broad St. property could be developed as separate parcels or if it would remain a single tract. Mayor Keough responded that it appears it would remain a single tract, but once the parcels are transferred to the DDA, a city-wide vote would no longer be required to transfer them to a developer.

- DDA is asking about the plans for the gravel lot by Erratic Ale. Plans for the area could include selling, establishing parking, or finding another use. It would be helpful to have some ideas on the use for the land by the next meeting on March 14th to provide to the DDA. A question was asked if there is any current interest in purchasing the property. Mayor Keough responded that all properties were advertised as re-development opportunities and no responses to the RFP were received. However, recently, the group Common Sail expressed some interest, and a meeting was held to answer their questions. A question was asked if the City would owe any money if the property was sold, due to a stipulation in the deed. Ms. Sherry responded that she does not think any money would be owed, but she will double-check.
- A suggestion was made to add a question to the public survey to get additional input from the residents about voting on the sale of property. A comment was made that some residents may want to have input on any sale of public property and some residents may have concerns about not having input on the sale via vote if the property is transferred to DDA.
- Plans for the roundabout look good. The current plan has provisions for sidewalk connectivity across Main Street and Dexter-Chelsea. The plan does not try to run the sidewalk up to the bridge. Once a revised plan is provided, it will be sent to council members and staff. A question was asked about the purpose of the roundabout and Mayor Keough responded that the hope is that it will make traffic movements slower and safer. A question was asked about the timeline for the roundabout and Mayor Keough responded that the current timeline is to complete the roundabout in 2026, and the process for getting started will beginning soon. There will have to be future discussions about required utility upgrades.

7. Council Member Reports

None

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$263,616.66
2. Consideration of: Emergency Repair Services by TLS Construction Services for Hudson Street Water Main Break for an Amount not to Exceed \$8,973
3. Consideration of: 5th and Alley Traffic Control Order Resolution

Motion Fisher; Griffin support to approve items 1-3 of the Consent Agenda.

Ayes: Hubbard, Arab, Griffin, Cousins, Fisher, Keough

Nays: None

Abstain: Michels

Motion carries

L. UNFINISHED BUSINESS-Consideration and Discussion of:

None

M. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Organizational Matters Resolution

Motion Griffin; support Hubbard to adopt the Organizational Matters Resolution as presented.

Ayes: Michels, Hubbard, Arab, Fisher, Cousins, Griffin, Keough

Nays: None

Motion carries

2. Consideration of: Design and Engineering Proposal for the Grandview Commons Connector from OHM Advisors for an Amount not to Exceed \$19,000

Motion Michels; support Griffin to approve the design and engineering proposal for the Grandview Commons Connector from OHM Advisors for an amount not to exceed \$19,000.

Ayes: Griffin, Cousins, Arab, Fisher, Hubbard, Michels, Keough

Nays: None

Motion carries

N. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

Michels: Sorry I could not join everyone on Saturday, but my dog had to go to the vet. On Friday morning, I will be participating in the MML Legislative Committee meeting and will share any important updates. I notice the bridges when I am driving through town and would like to re-introduce the idea of having high schoolers paint murals on the bridges. I would also like to know if we are required to provide space for the constabulary as part of the contract or if we are not.

Cousins: None.

Fisher: None.

Hubbard: None.

Arab: None.

Griffin: None.

Student Representatives:

Gilbert: Absent.

Buyukbozkirli: None.

O. NON-ARRANGED PARTICIPATION

None

P. ADJOURNMENT

Motion Fisher; support Arab to adjourn the meeting at 8:19 pm.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____